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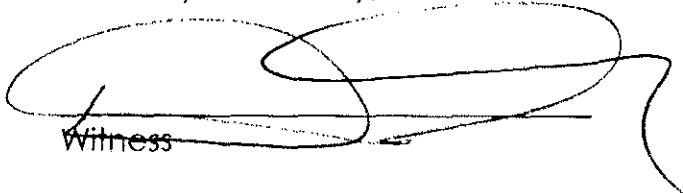
WARRANTY DEED
Maine Statutory Short Form

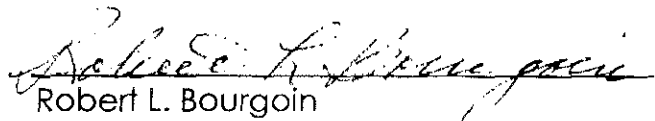
45-28

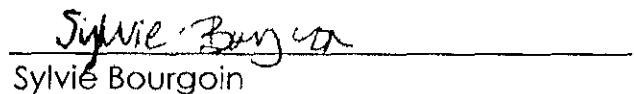
KNOW ALL MEN BY THESE PRESENTS, That **Robert L. Bourgoin** of Chelsea, County of Kennebec and State of Maine and **Sylvie Bourgoin** of Tampa, County of Hillsborough and State of Florida, for consideration paid, grants to **Michael E. Tracy Jr.** and **Jessi O. Tracy** whose mailing address is 441 South Main Street, Brewer, Maine 04412, as joint tenants with **WARRANTY COVENANTS**, the real property situated in Waterville, County of Kennebec and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

14th day of January, 2005


Witness

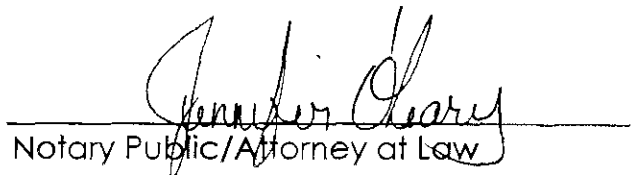

Robert L. Bourgoin


Sylvie Bourgoin

State of Maine
County of Penobscot

January 14, 2005

Personally appeared before me the above named Robert L. Bourgoin and Sylvie Bourgoin and acknowledged the foregoing instrument to be their free act and deed.


Notary Public/Attorney at Law

JENNIFER O'LEARY
NOTARY PUBLIC • MAINE
MY COMMISSION EXPIRES 1/9/10

2
Copy new Title
82 Columbia St
Brewer, Me 04401

EXHIBIT A

45-28

A certain lot or parcel of land, with the buildings thereon, located in the City of Waterville, County of Kennebec and state of Maine, situated on the east side of Second Rangeway, so-called, and bounded and described as follows: Being the northerly one-half of the land conveyed by Francis Bourgoin to Emile J. Bourgoin on May 3, 1958 and recorded in Kennebec County Registry of Deeds in Book 1131 Page 126, and more particularly described as follows:

Commencing at the northwesterly corner of the lot of land on the easterly side of Second Rangeway conveyed April 7, 1959 by Deed recorded in said Registry in Book 1152 Page 85, by Emile J. & Theresa Bourgoin to Francis and Annette Bourgoin as joint tenants; thence easterly along the north line of Francis and Annette Bourgoin a distance of four hundred and fifty (450') feet to a marker at the northeasterly corner of the land of said Francis & Annette Bourgoin; thence northerly and parallel with Second Rangeway one hundred and seventy-five (175') feet to a marker which is the northeasterly corner of land of Emile J. Bourgoin; thence westerly and parallel with the northerly line of the said Francis & Annette Bourgoin and one hundred seventy-five (175') feet distant therefrom to a point on the Second Rangeway one hundred seventy-five (175') feet distant from the starting point; thence southerly along the Second Rangeway one hundred seventy-five (175') feet to the point of beginning.

EXCEPTING a certain lot or parcel of land, located in Waterville, County of Kennebec, State of Maine, conveyed by Robert L. and Sylvie Bourgoin to Kenneth Cormier, dated June 28, 1998, recorded in Kennebec County Registry of Deeds in Volume 5759, Page 316.

Being the same premises as described in a deed from Evangeline L. Bourgoin to Evangeline L. Bourgoin and Robert L. Bourgoin and Sylvie Bourgoin dated October 5, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4311, Page 75. Further reference is made in the deed from Evangeline L. Bourgoin to Robert L. Bourgoin and Sylvie Bourgoin dated January 7, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4992, Page 221.

Received Kennebec SS.
01/19/2005 10:49AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS